

141.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

683,700 / 683,700

USE VALUE:

683,700 / 683,700

ASSESSED:

683,700 / 683,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
79		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KRISTER M KATHERINE	
Owner 2:	
Owner 3:	

Street 1: 79 MENOTOMY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LUKASIEWICZ PAUL J -

Owner 2: GUMUCHIAN LAURIE A -

Street 1: 79 MENOTOMY RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								90341
								GIS Ref
								GIS Ref
								Insp Date
								04/24/18
								04/24/18
								04/24/18

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	262,300	2300	5,962.	419,200	683,800	683,800
2019	101	FV	215,400	2300	5,962.	419,200	636,900	636,900
2018	101	FV	215,400	2300	5,962.	371,300	589,000	589,000
2017	101	FV	215,400	2300	5,962.	311,400	529,100	529,100
2016	101	FV	215,400	2300	5,962.	311,400	529,100	529,100
2015	101	FV	203,600	2300	5,962.	269,500	475,400	475,400
2014	101	FV	203,600	2300	5,962.	260,500	466,400	466,400
2013	101	FV	203,600	2300	5,962.	247,900	453,800	453,800

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUKASIEWICZ PAU	1402-111		7/19/2011		491,000	No	No		
BENNETT CHARLES	1256-200		8/21/2002		456,000	No	No		
BILIRIS ALEXAND	1103-127		11/13/1992		222,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2019	1198	New Wind	24,000	C				
7/13/2017	844	Wood Dec	18,605	C				
9/16/2016	1131	Redo Kit	50,428	O				
11/7/2013	1649	Manual	6,050	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	Meas/Inspect	CC	Chris C
2/3/2014	Info Fm Prmt	EMK	Ellen K
7/2/2012	Measured	JBS	JOHN S
10/19/2011	MLS	EMK	Ellen K
11/15/2008	Meas/Inspect	100	PATRIOT
11/4/2002	MLS	MM	Mary M
11/16/1999	Meas/Inspect	243	PATRIOT
12/1/1988		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 15 - Old Style				Full Bath: 1	Rating: Average			PDAS.								Sum Area By Label :										
Sty Ht: 2 - 2 Story				A Bath:	Rating:											OSP = 84										
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:											SFL = 624										
Foundation: 1 - Concrete				A 3QBth:	Rating:											FFL = 768										
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average											BMT = 624										
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:											STG = 72										
Sec Wall:		%		OthrFix:	Rating:											WDK = 336										
Roof Struct: 1 - Gable				OTHER FEATURES																						
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1																		
Color: GRAY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
View / Desir:				Fpl: 1	Rating: Average			Other																		
GENERAL INFORMATION				WSFlue:	Rating:			Upper																		
Grade: C - Average				CONDOS INFORMATION				Lvl 2																		
Year Blt: 1926	Eff Yr Blt:			Location:				Lvl 1																		
Alt LUC:		Alt %:		Total Units:				Lower																		
Jurisdct:		Fact:	.	Floor:				Totals	RMs:	6	BRs:	2	Baths:	1	HB:	1										
Const Mod:				% Own:				REMODELING				RES BREAKDOWN														
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL														
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	6	2															
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Additions:																		
Prim Int Wall: 2 - Plaster				Functional:		%		Kitchen:																		
Sec Int Wall:		%		Economic:		%		Baths:																		
Partition: T - Typical				Special:		%		Plumbing:																		
Prim Floors: 3 - Hardwood				Override:		%		Electric:																		
Sec Floors:		%		Total:	26.4	%		Heating:																		
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:	1	6	2															
Subfloor:				Basic \$ / SQ: 130.00				COMPARABLE SALES																		
Bsmnt Gar:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price														
Electric: 3 - Typical				Const Adj.: 0.98990101																						
Insulation: 2 - Typical				Adj \$ / SQ: 173.728																						
Int vs Ext: S				Other Features: 75000																						
Heat Fuel: 2 - Gas				Grade Factor: 1.00																						
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																						
# Heat Sys: 1				NBHD Mod:																						
% Heated: 100		% AC:		LUC Factor: 1.00																						
Solar HW: NO		Central Vac: NO		Adj Total: 356268																						
% Com Wall		% Sprinkled:		Depreciation: 94055																						
				Depreciated Total: 262213																						
MOBILE HOME				Make:																						
				Model:																						
				Serial #:																						
				Year:																						
				Color:																						
SPEC FEATURES/YARD ITEMS				PARCEL ID 141.0-0001-0003.0												IMAGE										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
3	Garage	D	Y	1	10X18	F	FR	1930		26.00	T	50	101			2,300										
More: N				Total Yard Items:	2,300	Total Special Features:											Total:	2,300	AssessPro Patriot Properties, Inc							